

Average Assessed Value of Lots Adjoining	
Power Lines	\$50,544.00
Average Assessed Value of Interior Lots	\$72,940.00
Difference	\$22,396.00
or 30.7%	

p. 14, For this study, the four subdivisions averaged a difference of 20.795 percent in decline in assessment. Differences caused by the power lines ranged from almost \$10,000 per lot to \$43,000. The lots only had average assessments in the Highland Village Subdivision of \$72,940, the Lynn Park Subdivision of \$71,762, the West Lane Place Subdivision of \$120,058, and the Oak Estates Subdivision of \$179,377. Both the lower price ranges and higher price ranges indicate the same thing: The average assessed value of lots adjoining power liens is lower by about 21 percent.

This overhead power transmission line corridor in Houston may be considered typical in appearance to those corridors in many other single family detached residential neighborhoods in the United States. Real estate brokers active in these subdivisions agreed with HCAD assessments, although most expressed opinions of even greater impact. Some of their comments are as follows:

• "...represented buyers who refused to even look at such properties."

P. 15, • "...did sell one approximately five years ago, although no difference in market value,...when it came time to close, PMI could not be obtained and a loan could not be funded. The owner had to supply the financing."

• "...has a home which is currently under contract which is adjacent to a power line." She indicated that it took twice as long to sell the property (almost two years) at a 25 percent reduction in value.

• "...has a house listed that adjoins the power line. It is a very negative factor and this factor at least doubles the marketing time."

• "...it takes twice as long to market a house on a power line at a price of 10 to 25 percent less than market."

• "...indicated that this factor would substantially affect both the market value and the marketing time."

• "...recently sold a house that adjoins the power line and it took almost three times as long as typical to sell the house and it sold for 10 to 20 percent less than the comparable properties in the subdivision."

• "...had a house listed for six years at 20 to 25 percent less than market."

• Residential Appraisal Supervisor, Harris County Appraisal District:
"Properties which are located adjacent to power lines are generally considered negatively affected by the power line."